

UNOFFICIAL COPY

24 384 879

TRUST DEED AND NOTE

HIL 4-045

THIS INDENTURE WITNESSETH, that the undersigned as Grantors, of Chicago County of Cook, and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to the Grantee, FORT DEARBORN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation of the United States of America, of the City of Chicago, County of Cook, and State of Illinois, the following described Real Estate, with all improvement thereon, situated in the County of COOK, in the State of Illinois, to wit:

PARCEL 1

THE SOUTH 128.70 FEET OF THE NORTH 161.70 FEET (EXCEPT THE WEST 62.40 FEET THEREOF) OF THE FOLLOWING DESCRIBED TRACT:  
THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 2 1/2 ACRES OF THE EAST 1/2 OF THE NORTH 40 ACRES OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2

THE NORTH 128.70 FEET OF LOT 35 (EXCEPT THE EAST 80 FEET THEREOF) IN BLOCK 2 IN WAGNER AND KIRSCHNER'S BELMONT TERRACE SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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Cook County Clerk's Office

Property of Cook County

SEE ATTACHED LEGAL

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. In testimony whereof, for the purpose of securing performance of the following obligation, to wit:

\$ 7,908.24 ... 19 78 ... FORT DEARBORN FEDERAL SAVINGS AND LOAN ASSOCIATION ... SEVEN THOUSAND NINE HUNDRED EIGHT Dollars ... \$329.51 ... 19 78

except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st day of April, 19 80 ... all such payments on account of the indebtedness evidenced by this Note to be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal; the portion of each of said installments constituting principal, to the extent not paid when due, to bear interest after the date of payment thereof, at the rate of seven per cent per annum.

GRANTORS agree and covenant to pay said indebtedness and the interest thereon, as herein provided; and to pay all taxes and assessments upon said property when due; to keep the buildings thereon insured to their full insurable value, and to promptly repair or restore, or rebuild any buildings now or hereafter on the property which may become damaged or be destroyed; to pay all prior incumbrances and the interest thereon as the same may become due; and to keep the property tenantable and in good repair and free of liens.

IN THE EVENT of failure of Grantors to pay the taxes or assessments, or to so insure or to pay the prior incumbrances or the interest thereon when due, Grantee may procure such insurance, or pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said property, or pay all prior incumbrances and the interest thereon from time to time as such becomes due; and all money so paid, the Grantors agree to repay immediately without demand, and the same with interest thereon from the date of payment at seven per cent per annum, shall be so much additional indebtedness secured hereby.

IN THE EVENT of a breach of any of the aforesaid agreements or covenants the whole of said indebtedness, including principal and all earned interest shall, at the option of Grantee, without notice, become immediately due and payable, and with suit at law, or both, the same as if said indebtedness had then matured by express terms.

IT IS AGREED by the Grantors that all expenses or disbursements paid or incurred in behalf of Grantee in connection with the foreclosure hereof - including but not limited to, reasonable attorney's fees, court costs, court reporters fees, publication expenses, title costs - shall be paid by Grantors; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the Grantee, as Trustee, or the holder of the indebtedness hereunder may be a party, shall also be paid by the Grantors. All such expenses or disbursements shall be an additional lien upon said premises and shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings. The Grantors, for said Grantors, and for their heirs, executors, administrators and assigns of said Grantors, waive all rights to possession of, and income from, said property which such bill is filed, may at once and without notice to said Grantors, or to any party claiming under said Grantors appoint a receiver to take possession or charge of said property with power to collect the rents, issues and profits of said property.

IN THE EVENT of the inability or removal of the Trustee to act, or of its refusal or failure to act, then the acting Recorder of Deeds of Cook County, is hereby appointed to be the successor in this Trust. And when all the aforesaid covenants and agreements are performed, the Trustee, or its successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

Witness our hands and seals this 28th day of May, A.D. 19 78

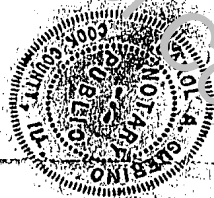
George Antonopoulos (SEAL) Dimitra Antonopoulos (SEAL)

(SEAL) (SEAL)

24-384-879

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STATE OF Illinois  
Cook County, Ill



I, Carol A. Guerino

a Notary Public, in and for, and residing in said County, in the State aforesaid,  
do hereby certify that George Antonopoulos and  
DEMETRA Antonopoulos, His Wife

personally known to me to be the same person whose name(s) \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that it is a free and voluntary act for the uses and purposes therein set  
their free and voluntary act for the uses and purposes therein set  
forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 28th  
day of March, A.D. 1978

Carol A. Guerino  
Notary Public.

My Commission expires June 30 MAR 31 1980

RECORDED OF DEEDS  
COOK COUNTY ILLINOIS

RECORDER Robert J. Allen

MAR-31-78 3641 24384879 A - REC 11.15

Trust Deed and Note

TO



HL 4-045  
Mail To:

Fort Dearborn Federal Savings  
and Loan Association  
838 W. FENWICK AVENUE  
CHICAGO, ILL. 60614

24384879

END OF RECORDED DOCUMENT